

Minneapolis City Planning Department Report

Minor Subdivision Application (MS-86)

Date: October 7, 2002

Applicant: Morrison, Fenske, & Sund for Dream Home Development

Date Application Deemed Complete: June 27, 2002

End of 60-Day Decision Period: August 26, 2002

Date Extension Letter Sent: August 6, 2002

End of 120-Day Decision Period: October 25, 2002

Address of Property: 1021 & 1023 Morgan Avenue North

Contact Person and Phone: Marc Kruger – Morrison, Fenske, & Sund 952-277-0116

Planning Staff and Phone: Jim Voll 612-673-3887

Ward: 5 **Neighborhood Organization:** Northside Residents Redevelopment Council

Existing Zoning: R2B Two-family District

Comprehensive Plan: Residential

Proposed Use: Parcel A and B both are vacant.

Background: The purpose of this subdivision is to take two half-sized lots and one full-sized lot and combine them into two buildable lots. Parcel A will combine the south half of Lot 9 and the north half of Lot 10 and Parcel B will combine the south half of Lot 10 and the north half of Lot 11.

This item was continued from the August 5, August 19, September 9, and September 23, 2002 meetings of the City Planning Commission to allow the applicant to meet with the neighborhood group, for staff to provide information on the type of building construction, and for staff to provide information on the land sale policy of Hennepin County with regard to tax forfeited properties.

Minneapolis City Planning Department Report
MS-86

The applicant met with the neighborhood group on September 9, 2002. The neighborhood group voted to not support the subdivision request. They were concerned over the addition of a subsidized housing unit in an impacted area of the city and they stated that this would be inconsistent with the Holman decree.

The building plans that were approved by the City's Plan Review section are attached to this report. This type of structure is an "industrial modular building" that is built in a factory and assembled on site. It is subject to state building code requirements and is inspected by the City just like a site built home. Hennepin County Tax Forfeited Land informed staff that this parcel was sold at auction in 1998 to a Derek Tuner who sold the property to the current developer, Dream Home Development. Minneapolis and Hennepin County have a vacant, boarded, and tax forfeit buildings/properties task force which is working to bring City and County goals in line (see attached sheet) with regard to tax forfeited property. Charles Ballentine, the Planning Director, is a member of this task force.

Development Plan: The survey showing the proposed single-family structures is enclosed.

Other Zoning Applications Required: No other zoning approvals are required.

Required Findings:

1 Subdivision is in conformance with the land subdivision regulations, applicable regulations of the Zoning Code, and policies of the Comprehensive Plan.

The subdivision is in conformance with the design requirements of the zoning code and the land subdivision regulations. The comprehensive plan shows this area as appropriate for residential development.

2. Subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.

The subdivision will move the common property lines of two half-sized lots and one full-sized lot to create two standard lots. Two new single-family homes will be constructed, which should not substantially increase traffic or congestion.

3. All land intended for building sites can be used safely without endangering the residents or uses of the subdivision and the surrounding area by peril from floods, erosion, high water table, severe soil conditions, improper drainage, steep slopes, utility easements, rock formations, or other hazard.

The site is level, and does not present the above hazards.

Minneapolis City Planning Department Report
MS-84

4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.

No change to existing access or grading is proposed.

5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control. The storm water drainage system shall be separate and independent of any sanitary sewer system. All plans shall be designed in accordance with rules, regulations and standards of the city engineer. Facilities intended to be dedicated to the City shall be located in perpetual, unobstructed easements of a width determined to be adequate and necessary by the city engineer. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.

Existing utility and drainage provisions are adequate for the existing and proposed development.

Recommendation of the Minneapolis City Planning Department:

The City Planning Department recommends that the City Planning Commission adopt the above findings and **approve** the application for minor subdivision for property located at 1021 and 1023 Morgan Avenue North.